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Southaven, MS 38672

BC 4/06/05 11:26:17  
BK 496 PG 362  
BC DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

GRANTOR  
Hiram A. Agner and  
Rebecca T. Agner  
5330 Highway 301, North  
Horn Lake, MS 38637

(662) 892-6536  
File # S 12509

5/10/05 11:47:29  
BK 499 PG 133  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

TO

QUIT CLAIM DEED

GRANTEE  
Christopher T. Agner and  
Kristy L. Agner  
1116 W.E. Ross Parkway  
Southaven, MS 38671

FOR AND IN CONSIDERATION of ten dollars and other valuable consideration, Hiram A. Agner and Rebecca T. Agner, does hereby sell, transfer, convey and quit claim their interest in the subject property unto Christopher T. Agner and Kristy L. Agner, the following described real property, located in DeSoto County, Mississippi, more particularly described as follows, to-wit:

1.50 acres (65,340 sf) in the Southwest Quarter of Section 6, Township 2 South, Range 8 West in DeSoto County, Mississippi. Said property being Lot 4 of the Agner Four Lot Subdivision, and said property being a portion of a 17.52 acre tract, said tract being that property recorded in Deed Book 342, Page 192 and in Deed Book 397, Page 431 in the Office of Chancery Clerk, DeSoto County, Mississippi. Lot 4 is described as follows:\*

Commencing at the commonly accepted Northwest corner of the Southwest Quarter of Section 6, Township 2 South, Range 8 West, DeSoto County, Mississippi, said point being 244.50' South of the intersection of the West line of said Section 6 and the centerline of Caroline Drive of the Hoyette Austin Subdivision, Section "A". Thence S 86°38'48"E-1322.05' to a point. Thence S 02°33'53"W-332.48' to 3/8" rebar with a tee post marker at a fence line. Thence N 85°00'25"W-82.29' along a meandering fence line to a 3/8" rebar with a tee post marker, said point being the Northeast corner of Lot 4 of Agner Four Lot Subdivision and said point being the Point of Beginning. Thence S 03°23'20"W-191.74' to a 3/8" rebar with a tee

\*

Lot 4, Agner Four Lot Subdivision in Section 6, Township 2 South Range 8 West as shown by plat of record in Platbook 90, page 32, in the office of the Chancery Court Clerk of DeSoto County, Mississippi.

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post marker at the North line of a 12' wide ingress and egress easement. Thence S 74°08'28"W-285.35' along a portion of said North line of the easement and extend to a 3/8" rebar with a tee post marker at a fence line. Thence N 03°23'20"E-293.35' along a meandering fence line to a 3/8" rebar with a tee post marker at a fence corner. Thence S 85°00'25"E-269.50' along a meandering fence line to the Point of Beginning.

A perpetual ingress and egress easement, being a 12' wide asphalt drive, extends from the East Right of Way line of Mississippi Highway No. 301 and meanders across said 17.52 acre tract to a portion of the West line of Lot 4. Said ingress and egress easement is detailed on the plat of the Agner Four Lot Subdivision.

26<sup>th</sup> IN TESTIMONY WHEREOF I have hereunto set my hand and seal this day of Jan, 2005.

Hiram A. Agner  
Hiram A. Agner

Rebecca T. Agner  
Rebecca T. Agner

STATE OF TENNESSEE  
COUNTY OF SHELBY

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Hiram A. Agner** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the person within named and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 20<sup>th</sup> day of Jan,

My Commission Expires:  
**MY COMMISSION EXPIRES NOV. 9, 2005**

Jay C. [Signature]  
Notary Public

STATE OF TENNESSEE  
COUNTY OF SHELBY

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Rebecca T. Agner** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the person within named and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 20<sup>th</sup> day of Jan,  
2005.

My Commission Expires:  
**MY COMMISSION EXPIRES NOV. 9, 2005**

Jay C. [Signature]  
Notary Public



ADDRESS OF GRANTORS:

HIRAM A. AGNER AND  
REBECCA T. AGNER  
5330 HIGHWAY 301, NORTH  
HORN LAKE, MS. 38637  
HOME # 662-781-0335  
WORK # 662-893-6200

ADDRESS OF GRANTEE: BK 499 PG 136

CHRISTOPHER T. AGNER AND  
KRISTY L. AGNER  
1116 W. E. ROSS PARKWAY  
SOUTHAVEN, MS. 38671  
HOME # 901-409-2127 (BOTH)  
WORK # 662-349-7530 (HIS)  
WORK # 901-320-3080 EXT 3214 (HER)

PREPARED BY AND RETURN TO:

JOYE MILES  
8700 GREENBROOK PARKWAY  
SOUTHAVEN, MS. 38671  
PHONE # 662-280-3202